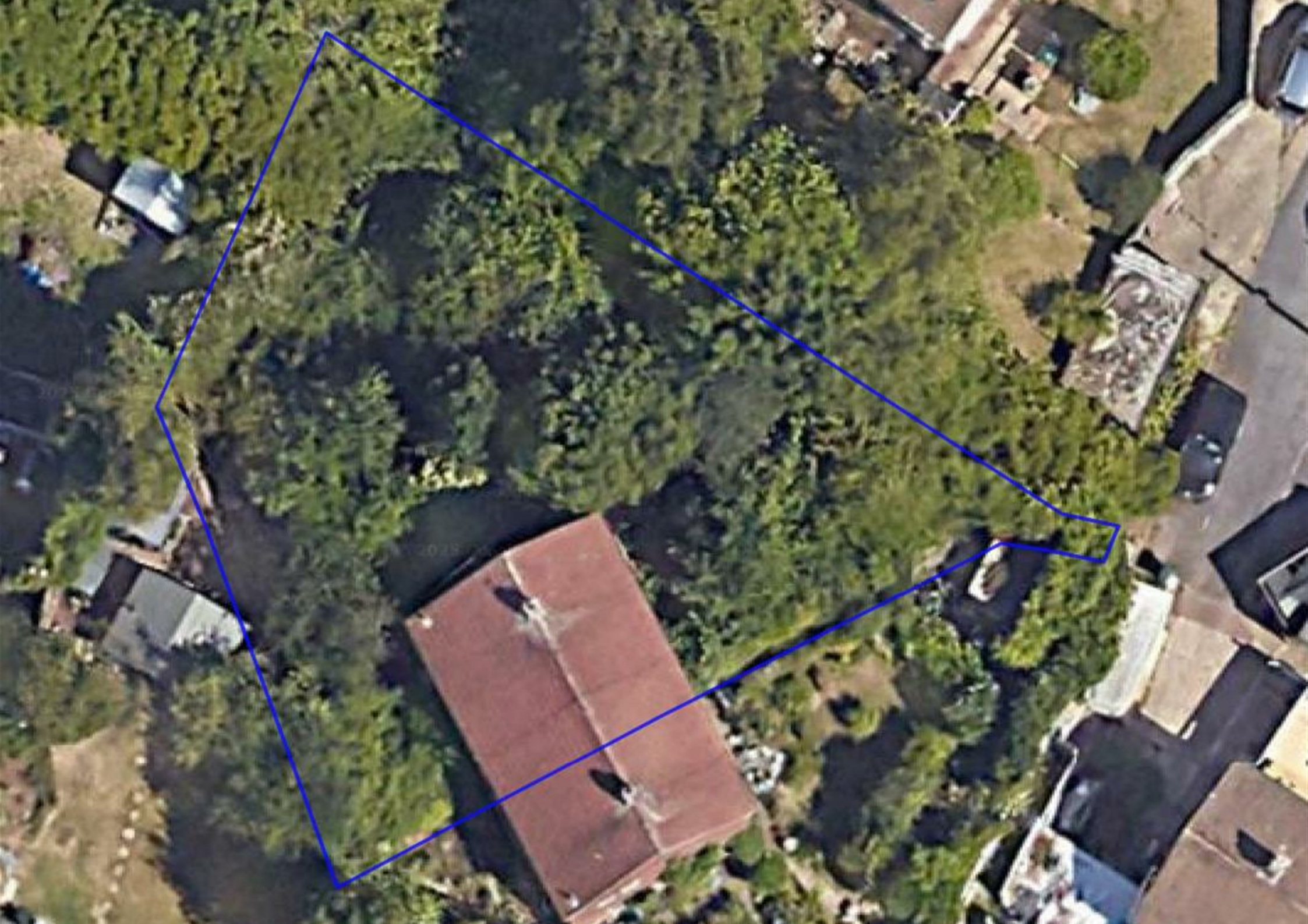




12 Hucknall Crescent, Gedling, NG4 4HZ

£200,000





# 12 Hucknall Crescent Gedling, NG4 4HZ

- 3 bedrooms
- Large corner plot
- Modern shower room
- In need of some refurbishment
- Modern kitchen with appliances
- Ideal investment opportunity

**GREAT POTENTIAL!!** A three bedroom semi-detached house occupying a large corner plot at the head of the cul-de-sac. The property is In need of some general modernisation, but benefits from a modern fitted kitchen with appliances and a refurbished shower room!

**£200,000**



## Entrance

UPVC door leads into the hallway, with two UPVC window to the side, stairs to the first floor and RCD board under the stairs

## Lounge/ dining room

UPVC windows to the front and rear, two radiators, electric fire with tiled hearth and door leading into the kitchen.

## Kitchen

The kitchen is fitted with modern wall and floor cabinets, worktops with inset stainless steel sink unit and drainer, metro tiled splashbacks and tiled floor. Appliances consist of integrated electric oven with hideaway door, four ring halogen hob, integrated fridge freezer and washing machine. Wall mounted combination boiler, UPVC window to the rear and UPVC door to the main side garden.



### Landing

With loft access, UPVC window to the side and doors to all rooms.

### Bedroom 1

UPVC window to the front and radiator

### Bedroom 2

UPVC window to the rear, radiator and full height storage cupboard.

### Bedroom 3

UPVC window to the front and radiator.

### Shower room

The shower room has fully tiled walls and tiled floor, UPVC window to the rear, chrome ladder towel rail, wash hand basin with mixer tap and coloured shower boarded double shower cubicle with glass sliding door and mains shower.

### Separate WC

With tiled floor, toilet with duel flush and UPVC window to the side.

### Outside

Occupying a larger corner plot with gardens to the front, side and rear. The property is accessed via a shared pathway with steps to the front door.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough - Band A

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared access path

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None

FLOOD RISK: Very low

ASBESTOS PRESENT: Not known

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.





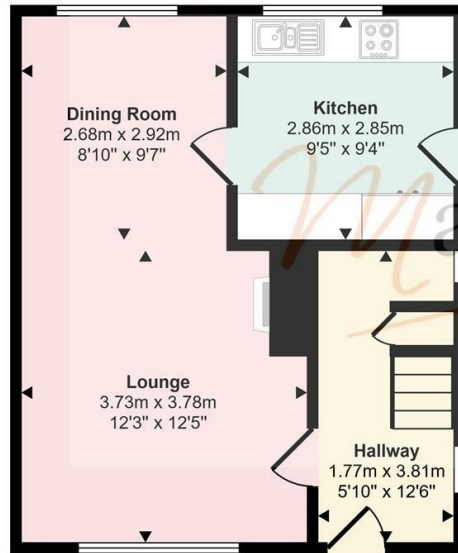


**MAINS GAS PROVIDER:** Not known  
**MAINS ELECTRICITY PROVIDER:** Not known  
**MAINS WATER PROVIDER:** Severn Trent  
**MAINS SEWERAGE PROVIDER:** Severn Trent  
**WATER METER:** Not known  
**BROADBAND AVAILABILITY:** Please visit Ofcom -  
Broadband and Mobile coverage checker.  
**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom -  
Broadband and Mobile coverage checker.  
**ELECTRIC CAR CHARGING POINT:** not available.  
**ACCESS AND SAFETY INFORMATION:** The property is  
accessed via a shared pathway and steps lead to the  
front door

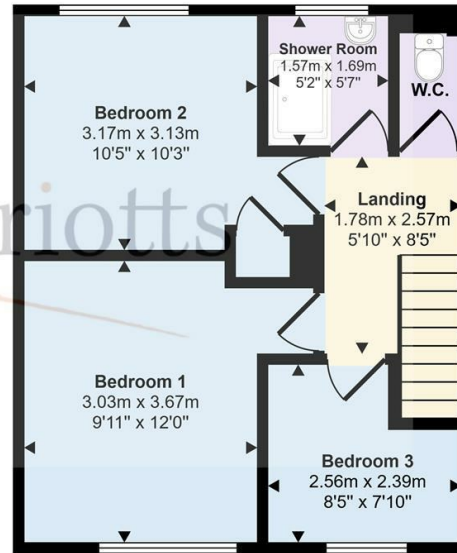




Approx Gross Internal Area  
79 sq m / 849 sq ft



Ground Floor  
Approx 39 sq m / 417 sq ft



First Floor  
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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